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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

Applicant	Mr M Wood Taylor And Wood 106 Market Street Hyde SK14 5RA	Application no.	HPK/2013/0013
		Registered on	12/02/2013
		Determined on	08/04/2013
Agent	Roger Yarwood Planning Consultant Wheatley Barn Wheatley Road Two Dales Matlock DE4 2FF		

High Peak Borough Council hereby **REFUSE** this application for **FULL PLANNING PERMISSION** for

Proposed 12 Single Garage Units at Rear of 4 Thorpe Street Glossop

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The proposal would be contrary to the interests of highway safety by reason that it would result in an intensification in the use of the junction with the adopted highway Thorpe Street, where the access is sub-standard, having regard to local and national design standards and that the information as submitted fails to adequately assess visibility which would ensure the safety of both road users and passing pedestrians. The development would be contrary to policies TR5, TR11 and GD5 of the High Peak Saved Local Plan 2008 and guidance contained within the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

2. The introduction of a pedestrian footway and redefinition of the carriageway edge by reason of its location, siting, design and associated hard standing would have an adverse impact on the visual characteristics of Thorpe Street which lies within Old Glossop Conservation Area. These alterations would be detrimental to the character and appearance of this part of the Conservation Area and the proposals would fail to enhance or better reveal the significance of the Old Glossop Conservation Area contrary to policies BC1, BC5, GD4 and TR11 of the High Peak Saved Local Plan 2008 and would not comply with guidance contained within the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
GD7 - Crime Prevention
OC10 - Trees and Woodlands
TR5 - Access, parking and design
TR11 - Footpaths, bridleways and byways

National Planning Policy Framework

Informative

It is considered that the proposals are unsustainable and do not conform to the provisions of the NPPF. This application follows two previous refusals and a recent appeal decision of which the applicant did not enter into any pre-application negotiations or discussions with a view to seeking solutions, although such solutions may not be possible.

Plans
The plans to which this Notice refers are listed below:

Location Plan
002
Plan 1
T.12.01

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Michael Green
Planning Applications Manager

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